



24 Priestman Road, Thorpe Astley, Leicester LE33UJ

MOORE  
& YORK



### Property at a glance:

- Modern Detached Family Home
- Three Double Bedrooms
- Bathroom & En Suite
- Dining Room & Lounge
- Ample Parking & Garage
- Gas Central Heating & D\G
- No Upward Chain
- Easy Access Local Facilities

Asking Price £279,000 Freehold



Nicely presented modern three double bedroom detached family home situated in a cul-de-sac location forming part of this popular residential development offering easy access to the extensive shopping, cafe and restaurant facilities of Fosse Park and the M1/M69 road junction providing excellent transport links. The property is being sold with no upward chain and the well planned centrally heated and double glazed accommodation briefly comprises entrance hall, lounge, dining room, cloakroom/WC and kitchen to the ground floor and to the first floor master bedroom with en-suite, two further bedrooms and family bathroom. This ideal family home stands with ample parking and garage and nicely presented rear garden and we highly recommend an early viewing.

#### DETAILED ACCOMMODATION

Hardwood and sealed double glazed door leading to

#### ENTRANCE HALL

Radiator, laminate flooring, stairs leading to first floor accommodation, private door to garage

#### DINING ROOM

13' 3" x 9' 0" (4.04m x 2.74m) Double radiator, laminate flooring, UPVC sealed double glazed square bay window to front aspect, double doors leading to;

#### LOUNGE

13' 4" x 10' 2" (4.06m x 3.10m) Radiators, TV point, laminate flooring, UPVC sealed double glazed French doors to rear garden.



#### CLOAKROOM/WC

Two piece suite comprising low level WC and wash hand basin, tiled splash backs, radiator, UPVC sealed double glazed window.

#### KITCHEN

10' 0" x 9' 3" (3.05m x 2.82m) Comprising sink unit with cupboards under, matching range of base units with work surfaces over and drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and four piece gas hob with extractor fan over set in matching hood, plumbing for washing machine, UPVC sealed double glazed window, door to rear garden.

#### FIRST FLOOR LANDING

Airing cupboard, access to loft space.





## BEDROOM 1

13' 5" x 9' 3" (4.09m x 2.82m) Radiator, fitted wardrobes, UPVC sealed double glazed window, TV point

## EN-SUITE SHOWER ROOM

Three piece suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC, radiator, tiled splash backs, UPVC sealed double glazed window

## BEDROOM 2

10' 6" x 9' 11" (3.20m x 3.02m) Radiator, UPVC sealed double glazed window.

## BEDROOM 3

10' 4" x 7' 1" (3.15m x 2.16m) Radiator, UPVC sealed double glazed window.

## BATHROOM

6' 9" x 6' 4" (2.06m x 1.93m) Three piece suite comprising panelled bath with Victorian style shower attachment, pedestal wash hand basin and low level WC, radiator, electric shaver point, tiled splash backs, UPVC sealed double glazed window.

## OUTSIDE

Tarmac driveway to front providing ample parking with gravelled and evergreen border leading to garage with up and over door housing central heating boiler. Easily maintainable garden to rear comprising covered patio area and lawns with gravelled and evergreen borders.

## SERVICES

All main services are understood to be available. Central heating is gas-fired with under floor heating to ground floor, electric power points are fitted throughout the property, windows are double glazed,

## VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

## MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

## TENURE

Freehold

## COUNCIL TAX BAND

Blaby D

## EPC RATING

D

## FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

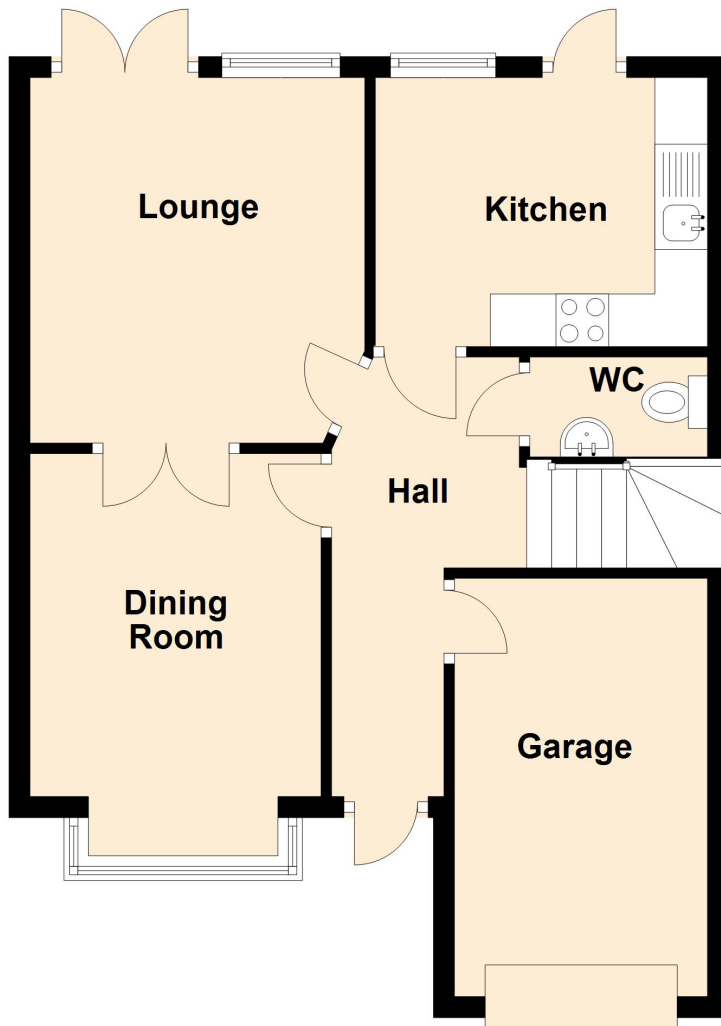
## IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose



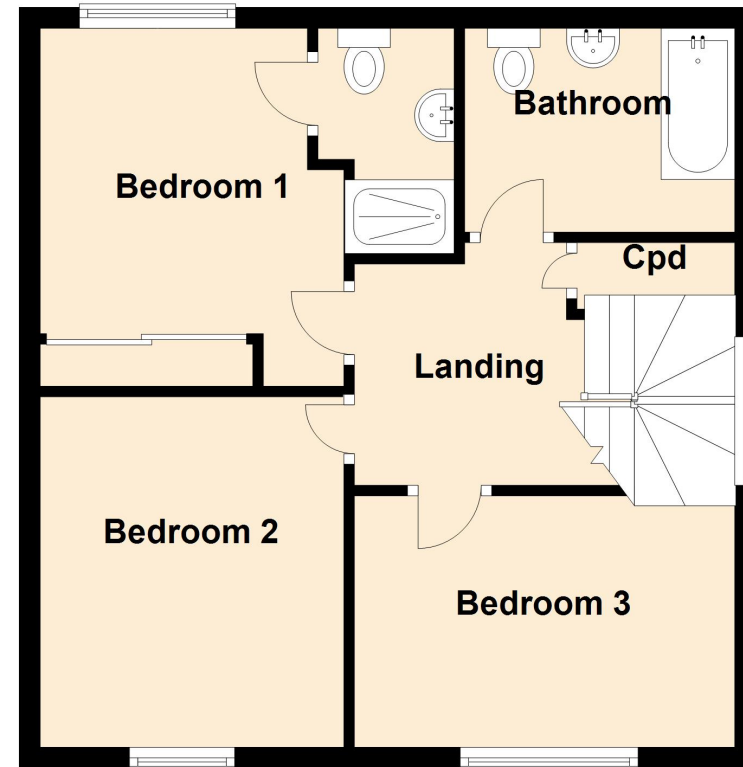
## Ground Floor

Approx. 49.1 sq. metres (528.0 sq. feet)



## First Floor

Approx. 44.5 sq. metres (479.2 sq. feet)



Total area: approx. 93.6 sq. metres (1007.2 sq. feet)

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

